

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Sean Romsdahl	Debtor(s)	CHAPTER 13
Quicken Loans Inc.	Movant	NO. 19-10694 ELF
vs.		
Sean Romsdahl	Debtor(s)	11 U.S.C. Sections 362 and 1301
Raymond V. Romsdahl	Co-Debtor	
William C. Miller Esq.	Trustee	

ORDER

AND NOW, this 9th day of April , 2020 at Philadelphia, upon withdrawal of the Debtor's response to the Motion, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and that the automatic stay under 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code, are **MODIFIED**with respect to the subject premises located at 1355 Bustleton Pike, Feasterville Trevose, PA 19053 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**

Sean Romsdahl
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